

**GRANT COUNTY
LAND USE HEARING EXAMINER**

IN THE MATTER OF)	FINDINGS OF FACT,
)	CONCLUSIONS OF LAW,
P 20-0160 (Subdivision) & P 20-0161 (SEPA))	DECISION AND CONDITIONS
Carlile Development LLC)	OF APPROVAL

THIS MATTER having come on for hearing in front of the Grant County Hearing Examiner on August 12, 2020, the Hearing Examiner having taken evidence hereby submits the following Findings of Fact, Conclusions of Law and, Decision and Conditions of Approval as follows:

I. FINDINGS OF FACT

1. This is an application for a subdivision of two (2) existing parcels (14.2 acres) into twenty four (24) lots in the Urban Residential 2 Zoning District of Grant County. All lots will be for single family residential purposes.
2. The Applicant is Carlile Development LLC, PO Box 1278, Moses Lake, WA 98837. The designated contact is Danielle Escamilla, Western Pacific Engineering and Survey, 1328 East Hunter Place, Moses Lake, WA 98837.
3. The site address of the subject parcel is located at approximately 6400 Mae Valley Road, about ½ mile west of the Mae Valley Road/Westshore Drive NE intersection. The property is located in the Southeast quarter of the Southwest quarter of Section 19, Township 19 North, Range 28 East, W.M., Grant County, WA. Parcel #s 14-1676-000 & 14-1682-001.
4. The zoning for the property is Urban Residential 2.
5. The zoning for neighboring parcels is: North- Urban Residential 2 & Rural Residential 1; South- Rural Residential 1; East- Urban Residential 2; West- Rural Residential 1.
6. The Comprehensive Plan designation for the subject property is Low Density Residential.
7. The project was reviewed for compliance with SEPA and a Determination of Non-Significance was issued by Grant County.
8. The project site was reviewed for Critical Areas pursuant to GCC § 24.08 and was found to be located more than 300 feet from any designated critical area or resource land.
9. Information detailing this project was sent to agencies of jurisdiction for their review and comments on June 2, 2020. Property owners within 300 feet were also notified, and a Notice of Application was published in the Columbia Basin Herald as well as being posted on-site.

<i>Agencies Notified</i>	<i>Response Received</i>	<i>Agencies Notified</i>	<i>Response Received</i>
Grant County Building & Fire Marshal	None	Grant County Emergency Management	None
Grant County Fire Marshal	6/1/2020	Grant County Noxious Weed Control Board	None
Grant County Health District	6/1/2020	Grant County Auditor	None
Grant County Public Works Department	6/2/2020	Grant County Treasurer's Office	None
Grant County P.U.D.	None	East Columbia Basin Irrigation District	None
Grant County Assessor's Office	6/3/2020	U.S. Bureau of Reclamation	6/15/2020
Grant County Sheriff's Office	None	Grant County Fire District #5	None
City of Moses Lake	6/2/2020	WA State Department of Ecology	6/16/2020

10. Grant County Fire Marshal:

- 10.1 Per the International Fire Code fire department access roads shall be a minimum of 26' wide and Cul-de-sac's shall be a minimum of 96' in diameter.
- 10.2 Fire hydrant spacing shall be no more than 500' and shall be strategically placed along the road as to give the best coverage. This can be addressed once the layout is approved.
- 10.3 Grant County requires when a Class A water system is used, a minimum of a 6" main, and 500 gpm with a 20 psi residual is required.
- 10.4 No other adverse comments.

11. Grant County Public Works:

- 11.1 Provide a plat check fee of \$200.00 for major plats.
- 11.2 Label all Right-of-Way dimensions, with notation stating Grant County ROW.
- 11.3 Since the lots in question are not currently annexed by the City of Moses Lake, the new road (Labeled Doug Lane) and corresponding Cul-de-sac's shall be dedicated to Grant County and shall meet all necessary Grant County Road standards.
- 11.4 A 60' Right-of-Way shall be dedicated for the new Grant County Roads.
- 11.5 Engineered Road plans shall be provided.
- 11.6 A map showing all lots on one sheet shall be provided.
- 11.7 Line Types shall be added to the legend.
- 11.8 No access hatching shall be added to all lots bordering the new Road (Labeled Doug Lane) and all lots bordering Mae Valley Road. No access hatching shall also be added at the corners of the intersection that lead into the Cul-de-sac's for 50' in each corner direction.
- 11.9 ADA Compliant sidewalks (minimum 5' width) and shall be included in the road plans and constructed with the new road and Cul-de-sac's.

- 11.10 Prior to Grant County Public Works signing the final plat all required road construction and improvements on the new road (labeled Doug Lane) and corresponding Cul-de-sac's shall be completed and accepted by the Grant County Public Works.
- 11.11 Engineered Plans for expected City of Moses Lake water and sewer lines shall be provided.
- 11.12 Grant County Engineer Signature Line shall be provided.
- 11.13 Dedications shall be added in accordance to GCC § 22.04.390.
- 11.14 Utility Easements shall be labeled on at least one map.
- 11.15 Approach permits shall be obtained.
- 11.16 Provide LOS analysis for Mae Valley – F Rd., Mae Valley – Westshore, and Westshore – Fairway Hansen Intersection.
- 12. Grant County Assessor's Office:
 - 12.1 Uses all Parcels 14-1676-000 and 14-1682-001.
 - 12.2 Will create 24 lots.
 - 12.3 Owner is Carlile Development LLC.
 - 12.4 No issues.
- 13. Grant County Planning Department:
 - 13.1 Road names are assigned according to a grid system, defined in Grant County, Washington, Code of Ordinances, Title 10, Chapter 10.36, which is available for review on the Grant County web page. In order to comply with the grid system, the applicant shall update the plat drawings with the road names indicated below prior to recording the final subdivision.
 - 13.2 The private road indicated as Doug Lane on the plat shall be named Rd F.4 NE.
 - 13.3 The private road connecting Block 1 and Block 3 to Doug Lane shall be named Rd 2.1 NE.
 - 13.4 The private road running east-west in Block 2 shall be named Rd 2.15 NE.
 - 13.5 The applicant shall install the appropriate road sign(s) pursuant to Grant County Public Works installation standards prior to recording of the final subdivision. Signs may be purchased from Grant County Public Works.
 - 13.6 Signature blocks as defined in Grant County Unified Development Code § 22.04.420(b)(23) shall be shown on the final plat.
 - 13.7 A legend for line types shall be included in the final plat.
 - 13.8 A North Arrow on Page 2 of 6 shall be included on final plat.
 - 13.9 All road Rights-of-Way included in this subdivision shall be dedicated to Grant County.
- 14. City of Moses Lake:
 - 14.1 Email submitted June 26, 2020
 - 14.2 City Council approved the deviation for Oasis Major Plat.
 - 14.3 They will need to build 38' wide road, back of curb, install rolled curb.
 - 14.4 The remaining improvements will be done to city standards.
 - 14.5 They will need to covenant for the required roadway improvements in Mae Valley road.
- 15. Letter submitted June 2, 2020:

- 15.1 Mae Valley Road is currently improved to County standards. The applicant is responsible for the half-width improvements to City of Moses Lake standards. The City of Moses Lake currently does not allow the construction of half-width streets. It is recommended the applicant be required to covenant for the half-width improvements to Mae Valley Road NE, when the time comes. The improvements shall include installing gravity sewer, half-width street improvements, curb, sidewalk and storm drainage.
- 15.2 The applicant has proposed deviations to the City standards for Doug Lane. The Current City standard for residential street is 60' of right of way, 28' of asphalt 18" curb and gutter on both sides of the street and 5' planter strip and 35' of roadway with rolled type curb. The 35' roadway would allow for a more rural type of use, equestrian, while still allowing for pedestrian walkways on both sides of the road. The development is proposed to be no outlet, cul-de-sac type of development the type of traffic will be limited to residential property owners and guests. Traffic speeds for the development should be limited due to the nature of the development. The applicant has request to install rolled type curb on Doug Lane. The City is in the process of presenting this request to City Council for review.
- 15.3 Applicant will be required to submit a request to connect to City services to Development Engineering prior to any connections being approved. The applicant will be required to sign an exterritorial agreement with the City. The exterritorial agreement shall be in place prior to property being sold.
- 15.4 Applicant will be required to install water main to serve the development. The water main shall be extended for the full frontage of the plat.
- 15.5 In Mae Valley Road fire hydrants should be installed at 1000' maximum intervals to facilitate testing of the water main. Fire Hydrants in Doug Lane shall be installed to City Standard.
- 15.6 Water main shall be sized to serve fire flow to the applicant's development. City of Moses Lake water development plan shows 12" water main being installed in Mae Valley Road, if the applicant needs require less than a 12" water main the City may participate in the cost to oversize.
- 15.7 Sewer force main was previously installed in Westshore Drive. The applicant will be required to extend the sewer force main from Westshore Drive west on Mae Valley Road for the full frontage of the plat. A pig launch station will be required at the end of the main on Mae Valley Road. The main shall be sized appropriately to serve the property beyond.
- 15.8 The proposed subdivision will be served by pressure effluent type sewer system. Each lot will be required to have septic tank and pump tank installed per City of Moses Lake Community Street and Utility Standard detail C-7.
- 15.9 It is the intent of the City when gravity sewer becomes available in Mae Valley Road the subdivision will remain on a pressure effluent type of system.
- 15.10 The applicant will be allowed to install the sewer force main off the shoulder of Mae Valley Road allowing room for the future gravity main to be installed 10' off the center line per City standard.
- 15.11 Applicant shall be required to design and install storm drainage on Doug Lane. Design shall meet or exceed standards set by the Department of Ecology Stormwater Manual for Eastern Washington.
- 15.12 No Stormwater improvements are required on Mae Valley Road at this time. Stormwater improvements will be addressed when the roadway improvements are required.

- 15.13 No sidewalk improvements are required on Mae Valley Road at this time. Sidewalk improvements will be addressed when the roadway improvements are required.
 - 15.14 The applicant has requested a deviation to the Community Street and Utility Standards requiring 5' strips and 5' sidewalks on Doug Lane. The applicant has proposed installing a wider roadway to facilitate pedestrian travel. The City is in the process of presenting this request to City Council for review.
 - 15.15 Paths and Activity Trails will be addressed when roadway improvements on Mae Valley Road are required.
 - 15.16 Street light is required per the City Standards. With the development on the County it is recommended the applicant address street lighting on the individual lots. Street Lighting on Mae Valley Road will be addressed when roadway improvement are required
16. U. S. Bureau of Reclamation:
- 16.1 Generally, all survey data on the Bureau of Reclamation Farm Unit Maps pertaining to Reclamation facilities, associated rights-of-way, and Farm Unit boundaries within the area being subdivided must be included in the plat. The plat recorded with the county is considered the official Reclamation record.
 - 16.2 Landowners should be aware of existing Reclamation and District rights to construct, reconstruct, operate, and maintain Project facilities as necessary. Reclamation and the District must review and approve any work that will involve these facilities or the existing rights-of-way prior to commencing work. Structures are prohibited from encroaching upon existing rights-of-way corridors without Reclamation's and the District's prior approval. This includes, but is not limited to, improvements such as on-site sewage disposal systems, drain fields, domestic wells, paving, fencing, and landscaping. It is important to note that Reclamation's concurrence to this proposal is conditioned upon the assurance that there are no encroachments upon Project facilities or rights-of-way.
 - 16.3 Although this proposal is within the Project and the District, it does not involve any Project facilities. Therefore, we have no comment regarding this proposal's impact on Project facilities or associated rights-of-way.
 - 16.4 Sheet 1 has a typo; for the line from southwest corner of Section 19 to south corner of Section 19, "S 89°10'20" W".
 - 16.5 Sheet 4 has incorrect subdivision distance; for the Section south line, it is shown at 2619.02'. The correct distance is 2611.26'.
17. Washington State Department of Ecology:
- 17.1 The applicant may need to obtain a Construction Stormwater General Permit (CSWGP) for this project. Without a CSWGP, Ecology prohibits the discharge of any construction-related stormwater off site, including tracking sediment down the road. Discharging without a permit violates RCW 90.48.160, and may subject the applicant to a field penalty of up to \$3000.
18. The application was determined to be technically complete on May 29, 2020.
19. The proposal was processed as a Type III Quasi-Judicial Decision, in accordance with Chapter 25.04 "Permit Application Review Procedures" of the Grant County Unified Development Code.

20. Subject to the Conditions of Approval below, the proposal appears to comply with Chapter 22.04 "Subdivisions and Plats" of the Grant County Unified Development Code.
21. The proposal was reviewed for compliance with Chapter 24.08 "Critical Areas and Cultural Resources" of the Grant County Unified Development Code.
22. The proposal was reviewed for compliance with SEPA. A Determination of Non-Significance (DNS) was issued by Grant County on June 18, 2020.
23. The project is located within an Urban Growth Boundary.
24. The project is located in the Urban Residential 2 zoning district.
25. The density in the Urban Residential 2 zoning district is one to four dwelling unit per acre.
26. The proposed residential lots will be served by the City sewer system.
27. The application was reviewed by agencies of jurisdiction, no comments were received that would prohibit approval of the proposed preliminary subdivision.
28. No public comments were received on this proposal.
29. All parcels included in this subdivision were previously platted (Stade Orchard Tracts). This subdivision will supersede previous plats.
30. Water will be provided by the City of Moses Lake.
31. The applicable Criteria for Approval that should be considered for this proposal are listed as Findings of Fact at the end of this Staff Report. These Findings of Fact have been reviewed by Grant County Planning Staff and it has been determined that this proposal complies with these findings as outlined.
32. The proposed subdivision does meet the applicable requirements of UDC Chapter 22.04 "Subdivisions and Plats."
 - 32.1 The proposed subdivision meets the applicable requirements of GCC Chapter 22.04. As designed and conditioned, the proposed subdivision complies with applicable requirements of this chapter.
 - 32.2 The pre-application review conference has been requested to be waived by Administrative Official with concurrence of the applicant. While a formal conference did occur in 2018 but changes have occurred since that early planning meeting.
 - 32.3 The proposed subdivision complies with GCC 22.04 Subdivisions and Plats. The proposed preliminary subdivision as conditioned will comply with all applicable standards found in Grant County Code Chapter 22.04.
33. The proposed subdivision does serve the public use and interest.
 - 33.1 The proposed subdivision does serve the public use and interest. The project, as proposed and conditioned, complies with all applicable portions of the GCC and therefore serves the public interest and use.

- 33.2 While additional density could be granted and the City of Moses Lake has granted up to a 32 Lot connection to services, the client intends to have less density than maximum to allow for the larger than average sized Lots. The proponent believes that the inundation of small urban lots within the City has provided an opportunity for larger than average lots to become marketable in this area.
 - 33.3 Extension of City utilities allows for the interests of surrounding neighbors and the City desire to extend utilities to this area to be accomplished. Most comprehensive plans address the need for developer participation in extension of capital facilities.
 - 33.4 This subdivision would serve the public use and interest. The plat would create additional residential lots at an urban density, which is one of the goals of the comprehensive plan and Unified Development Code. The public interest is served when the goals and policies of the Comprehensive Plan are met.
34. The proposed subdivision **does** comply with the Comprehensive Plan, the Shoreline Master Program, the Zoning Code and other land use regulations, and SEPA.
- 34.1 The preliminary subdivision, as conditioned, complies with the Comprehensive Plan, Shoreline Master Program, the Zoning code, and SEPA. This project is not within 200 feet of a shoreline of statewide significance and therefore not subject to SMP requirements. A SEPA has been completed for this development as part of the requirement for major subdivisions. The comprehensive plan of Urban Residential 2 allows for residential capacities within areas that allow for transition from rural environments to urban communities. This development proposed allows for a mix of both and does provide for a transition.
 - 34.2 The proposal complies with the Comprehensive Plan as well as the Zoning Code, the proposed lots meets the density outlined in these documents (one to four dwelling units per acre). SEPA review was completed for the subdivision and a Determination of Non-Significance was issued by Grant County. Additionally, the proposal is not located within 200 ft. of any shoreline and is therefore not subject to the Shoreline Master Program.
35. The proposed subdivision **does** comply with the Health District requirements for sewage disposal and potable water supply.
- 35.1 The subdivision application materials were forwarded to the GCHD for review and sign-off of water and sewer/septic availability and has been provided with the application. With review to SEPA, a soil suitability report has been provided.
 - 35.2 The project intends to make connection and extend urban facilities to the project site.
 - 35.3 The subdivision proposed complies with Health District Requirements. The application materials for this subdivision were forwarded to the Health District for their review and comment. The Health District provided a comment sheet indicating they had no comment so it is assumed that their requirements are being met.
36. The proposed subdivision **does** contain accurate legal description of the lots being created, and the roads and easements therein.
- 36.1 The proposed subdivision contains an accurate legal description. Information regarding this application will be sent to the Grant County Assessor's Office as well as the Grant County Public Works Department for their review and comments and we will work with them to ensure closed lots. It is assumed the comments and/or requirements that are deemed necessary by these agencies will be included as Conditions of Approval.

- 36.2 The subdivision does contain an accurate legal description. The application was reviewed by the Assessor's Office and the Public Works Department to ensure that a proper legal description was provided. Comments and requirements deemed necessary are included in the Conditions of approval.
37. The proposed subdivision **does** comply with Grant County and, where applicable, all State Department of Transportation regulations pertaining to roads, utilities, drainage, access for emergency vehicles and other infrastructure improvements.
- 37.1 A single access off of Mae Valley Road is proposed to serve the development. An interior roadway is anticipated to service the residential lots, with 4 cul-de-sacs to allow for turnaround radii. As required, dedication of Mae Valley Road shall occur within this plat, if not previously completed.
- 37.2 The proponent desires to maintain a "country" style of living for these properties and would like to roadways to be built to County standard, with no curb, gutter or sidewalk improvements. Widths of roadways would be consistent with County standards (may require increased width from what is shown on the plat) and standard drainage ditches and approaches to the roadway.
- 37.3 Direct Access off of Mae Valley Road for the Lots should be discouraged or restricted.
- 37.4 A traffic memo has been submitted as a part of this project for review and incorporation into the preliminary plat.
- 37.5 It is not proposed to provide potential for future extension of the interior roadways as they are not considered arterial or secondary routes, merely residential minor roadways.
- 37.6 As conditioned this subdivision will comply with Grant County road and City Street standards, utility, drainage and emergency vehicle access standards. The application materials were sent to Grant County Public Works, the Fire Marshal's Office and the City of Moses Lake engineering division, and the local Fire District. The site is not in the vicinity of a State Highway so their concurrence is not required.
38. The proposed subdivision **does** comply with all requirements of the United States Department of the Interior, Bureau of Reclamation, and/or a recognized Irrigation District when the proposed preliminary is within the boundaries of an Irrigation District.
- 38.1 The property is located within the Moses Lake Irrigation & Rehabilitation District, (MLIRD). The MLIRD does not review or sign off on plats within their jurisdiction, but may provide comment during public review.
- 38.2 This project is not located within the Columbia Basin Irrigation Project Districts.
- 38.3 This application does comply with all requirements of the USBR and applicable Irrigation District. The application materials were sent to the Bureau of Reclamation.
39. The subdivision **does** comply with relevant City regulations pertaining to roads, utilities, drainage, access for emergency vehicles, and other infrastructure improvements for subdivision within an urban growth area.
- 39.1 The proposal is located within the urban growth area boundary of the incorporated City of Moses Lake. The stipulation of utility extension to the site conditions that the property owner is subject to the current annexation policy per Resolution 3717 which requires an extra territorial agreement to be completed and that extension of utilities are required to be designed and constructed by the Developer per City of Moses Lake Community Standards.

- 39.2 According to the Grant County GIS, the Fire District 5 is the responsible agency for fire related emergencies. Access for emergency vehicles would be adequate in this instance.
- 39.3 The project is designed to allow for the transition between County and City standards, with consideration to the stricter standard for this development.
- 39.4 Pursuant to GCC § 22.04.220(a)(12), application materials for preliminary subdivisions shall be submitted to the relevant city if the proposed land division is within an Urban Growth Area. As such, information about this project was sent to the City of Moses Lake for their review and comments. All issues/concerns raised in comments received from the City of Moses Lake have been satisfactorily addressed and included where applicable as conditions of approval. Thus, the proposed subdivision will comply with relevant city regulations.
40. The subdivision **does** have A) adequate streets or roads, sidewalks or other public ways B) potable water supplies, sanitary wastes, and drainage ways C) open spaces, parks and playgrounds D) Schools and School grounds E) Landscaping, lighting—if required.
- 40.1 The proposed subdivision makes necessary provisions for potable water, sanitary waste and drainage based on the compliance with RCW 90.44.050 and the signed Water & Sewer Availability form signed by the Grant County Health District and approval for water and sewer availability with the City of Moses Lake and submitted with this application request. Provisions for parks, schools, landscaping and lighting were reviewable under SEPA for single family residential capacities.
- 40.2 The proposed subdivision has adequate provision for streets and roads, as well as potable water supply and sanitary waste provisions. Subject to the proposed Conditions of Approval, the proposed subdivision will adequately provide these services. Parks, playgrounds, and schools were not required for a subdivision of this scale and in this setting.
41. An open record public hearing after due legal notice was held via Zoom teleconference on August 12, 2020.
42. Appearing and testifying at this hearing was Danielle Escamilla, the designated contact for the applicant Carlile Development LLC. Ms. Escamilla testified that she had reviewed the proposed conditions of approval and had no objection to any of them.
43. No member of the public testified at this hearing.
44. The Hearing Examiner left the record open until September 9, 2020, for additional documents to be submitted regarding roads and sidewalks.
- 44.1 The City of Moses Lake submitted additional comments dated August 25, 2020.
- 44.2 The County engineer submitted additional comments dated September 2, 2020.
45. The Hearing Examiner has reviewed and considered the application materials and the comments received for the proposal.
46. Any Conclusion of Law that is more correctly a Finding of Fact is incorporated herein as such by this reference.

II. CONCLUSIONS OF LAW

1. The Hearing Examiner has been granted authority to render this decision.

2. As conditioned, the proposed use is consistent with the intent, purposes and regulations of the Grant County Code and Comprehensive Plan.
3. The proposal conforms to the standards specified in Grant County Code § 24.08 and § 22.04.
4. The proposal conforms to the standards specified in Grant County Unified Development Code § 22.04 and 25.04.
5. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

III. DECISION

Based on the above Findings of Fact and Conclusions of Law, P 20-0160 (Subdivision) & P 20-0161 (SEPA) is hereby **APPROVED** subject to the following Conditions of Approval.

IV. CONDITIONS OF APPROVAL

All Conditions of Approval shall apply to the applicant, and the applicant's heirs, successors in interest and assigns:

1. The applicant shall comply with all requirements as deemed necessary by the Grant County Planning Department, including but not limited to:
 - 1.1 The applicant/developer shall comply with all requirements of GCC 22.04, Article V "Final Subdivisions and Short Subdivisions" and other pertinent portions of Grant County Code.
 - 1.2 Applicant shall ensure Best Management Practices are utilized to minimize the release of fugitive dirt and dust created from construction activities.
 - 1.3 Signature blocks as defined in Grant County Unified Development Code § 22.04.420(b)(23) shall be shown on the final plat.
 - 1.4 A North Arrow on Page 2 of 6 shall be included on final plat.
 - 1.5 A legend for line types shall be included in the final plat.
 - 1.6 All road Rights-of-Way included in this subdivision shall be dedicated to Grant County.
 - 1.7 The notes section on Page 5 of 6 shall be number correctly (two items numbered 3 are present), and reference to notes within the plat shall be verified.
 - 1.8 The applicant shall change the name of the north/south road from Doug Lane to Rd. F.4 NE prior to recording the final subdivision.
 - 1.9 The private road indicated as Doug Lane on the plat shall be named Rd F.4 NE.
 - 1.10 The private road connecting Block 1 and Block 3 to Doug Lane shall be named Rd 2.1 NE.
 - 1.11 The private road running east-west in Block 2 shall be named Rd 2.15 NE.
 - 1.12 Applicant shall install the appropriate road sign(s) pursuant to Grant County Public Works installation standards prior to recording of the final subdivision. Signs may be purchased from Grant County Public Works.
 - 1.13 Bearings shall be included on the north lot lines of Lots 5 & 6, Block 1 and Lots 1 & 2, Block 3.

2. The applicant shall comply with all requirements as deemed necessary by the Grant County Assessor, including but not limited to:
 - 2.1 All owners must fill out current use application and farm management plan for all new 9 lots. This must be completed one week prior to recording final plat.
3. The applicant shall comply with all requirements as deemed necessary by Grant County Public Works, including but not limited to:
 - 3.1 Provide a plat check fee of \$200.00 for major plats.
 - 3.2 Label all Right-of-Way dimensions, with notation stating Grant County ROW.
 - 3.3 Since the lots in question are not currently annexed by the City of Moses Lake, the new road (Labeled Doug Lane) and corresponding Cul-de-sac's shall be dedicated to Grant County and shall meet all necessary Grant County Road standards.
 - 3.4 A 60' Right-of-Way shall be dedicated for the new Grant County Roads.
 - 3.5 Engineered Road plans shall be provided.
 - 3.6 A map showing all lots on one sheet shall be provided.
 - 3.7 Line Types shall be added to the legend.
 - 3.8 No access hatching shall be added to all lots bordering the new Road (Labeled Doug Lane) and all lots bordering Mae Valley Road. No access hatching shall also be added at the corners of the intersection that lead into the Cul-de-sac's for 50' in each corner direction.
 - 3.9 Prior to Grant County Public Works signing the final plat all required road construction and improvements on the new road (labeled Doug Lane) and corresponding Cul-de-sac's shall be completed and accepted by the Grant County Public Works.
 - 3.10 Engineered Plans for expected City of Moses Lake water and sewer lines shall be provided.
 - 3.11 Grant County Engineer Signature Line shall be provided.
 - 3.12 Dedications shall be added in accordance to GCC § 22.04.390.
 - 3.13 Utility Easements shall be labeled on at least one map.
 - 3.14 Approach permits shall be obtained.
 - 3.15 Provide LOS analysis for Mae Valley – F Rd., Mae Valley – Westshore, and Westshore – Fairway Hansen Intersection.
4. The applicant shall comply with all requirements as deemed necessary by the Grant County Fire Marshal, including but not limited to:
 - 4.1 Per the International Fire Code fire department access roads shall be a minimum of 26' wide and Cul-de-sac's shall be a minimum of 96' in diameter.
 - 4.2 Fire hydrant spacing shall be no more than 500' and shall be strategically placed along the road as to give the best coverage. This can be addressed once the layout is approved.
 - 4.3 Grant County requires when a Class A water system is used, a minimum of a 6" main, and 500 gpm with a 20 psi residual is required.
5. The applicant shall comply with all requirements as deemed necessary by the City of Moses Lake, including but not limited to:
 - 5.1 The applicant is required to covenant for the half-width improvements to Mae Valley Road NE, when the time comes for said improvements. The improvements shall include installing gravity sewer, half-width street improvements, curb, sidewalk and storm drainage.

- 5.2 The applicant has proposed deviations to the City standards for Doug Lane. The Current City standard for residential street is 60' of right of way, 28' of asphalt 18" curb and gutter on both sides of the street and 5' planter strip and 35' of roadway with rolled type curb. The 35' roadway would allow for a more rural type of use, equestrian, while still allowing for pedestrian walkways on both sides of the road. The development is proposed to be no outlet, cul-de-sac type of development the type of traffic will be limited to residential property owners and guests. Traffic speeds for the development should be limited due to the nature of the development. The applicant has request to install rolled type curb on Doug Lane. The City is in the process of presenting this request to City Council for review. City Council approved the following deviations to the City road standards.
- 5.2.1 The proponent will build 38' wide road, back of curb to back of curb.
- 5.2.2 Install rolled curb.
- 5.2.3 The remaining improvements will be done to city standards.
- 5.2.4 The proponent will covenant for the required roadway improvements in Mae Valley road.
- 5.3 Applicant will be required to submit a request to connect to City services to Development Engineering prior to any connections being approved. The applicant will be required to sign an exterritorial agreement with the City. The exterritorial agreement shall be in place prior to property being sold.
- 5.4 Applicant will be required to install water main to serve the development. The water main shall be extended for the full frontage of the plat.
- 5.5 In Mae Valley Road, fire hydrants shall be installed at 1000' maximum intervals to facilitate testing of the water main.
- 5.6 Fire Hydrants in Doug Lane (Rd F.4 NE) shall be installed to City Standard.
- 5.7 Water main shall be sized to serve fire flow to the applicant's development. City of Moses Lake water development plan shows 12" water main being installed in Mae Valley Road, if the applicant needs require less than a 12" water main the City may participate in the cost to oversize.
- 5.8 The applicant will be required to extend the sewer force main from Westshore Drive west on Mae Valley Road for the full frontage of the plat.
- 5.9 A pig launch station will be required at the end of the main on Mae Valley Road. The main shall be sized appropriately to serve the property beyond.
- 5.10 The proposed subdivision will be served by pressure effluent type sewer system. Each lot will be required to have septic tank and pump tank installed per City of Moses Lake Community Street and Utility Standard detail C-7.
- 5.11 The applicant will be allowed to install the sewer force main off the shoulder of Mae Valley Road allowing room for the future gravity main to be installed 10' off the center line per City standard.
- 5.12 Applicant shall be required to design and install storm drainage on Doug Lane (Rd F.4 NE). Design shall meet or exceed standards set by the Department of Ecology Stormwater Manual for Eastern Washington.
- 5.13 Street light is required per the City Standards.
6. The applicant shall comply with the requirements set forth in the letter dated August 25, 2020, by Rob Harris, Development Engineering Manager for the City of Moses Lake.

Dated this 10th day of September, 2020.

GRANT COUNTY HEARING EXAMINER



Andrew L. Kottkamp

EXCEPT AS PROVIDED BY GRANT COUNTY UNIFORM DEVELOPMENT CODE, SECTION 25.32.150, THE DECISION OF THE HEARING EXAMINER IS FINAL AND CONCLUSIVE UNLESS APPEALED TO THE GRANT COUNTY SUPERIOR COURT WITHIN TWENTY-ONE (21) DAYS AFTER THE ISSUANCE OF THIS DECISION AS PROVIDED BY RCW 36.70C.040 AND GRANT COUNTY UNIFORM DEVELOPMENT CODE, SECTIONS 25.32.160 AND 25.04.430.